

**DEPARTMENT OF THE AIR FORCE  
17th Civil Engineering Squadron (AETC)  
Goodfellow AFB, TX 76908-4122 +**

**MEMORANDUM FOR ALL NEWLY ASSIGNED PERSONNEL**

**FROM:** 17 CES/CEAC  
460 E. Kearney Boulevard  
Goodfellow AFB, TX 76908-4122

**SUBJECT:** Housing Referral Services

1. Welcome to Goodfellow Air Force Base! We know that one of your immediate concerns is to secure adequate housing for your family. The Housing Office is here to assist you in locating suitable housing. Our primary objective is to provide a personalized service to help you locate housing quickly and easily.
2. Our service includes personalized counseling and complaint mediation/investigation. To help you find housing, we have listings on apartments, hotel/motels, homes, and real estate brokers. We also provide telephone service information, maps of the base and local area, and information on leases.
3. This handout provides pertinent information to assist you in your search for a home to rent/buy while you are stationed here.
4. We wish you success in your search for housing and during your assignment at Goodfellow Air Force Base.

## CHAPTER I

### INTRODUCTION

WELCOME TO GOODFELLOW AIR FORCE BASE AND SAN ANGELO. In our effort to help you and your family have a smooth move, we want to make you aware of an exciting option available both on and off the installation. We sincerely hope your stay here will be a pleasant and rewarding experience.

Our quarters are privatized and are operated by Hunt Communities (HC). If you are eligible and have not previously submitted an advanced application for housing, please contact HC at (325) 651-8369 or online at <http://www.goodfellowfamilyhousing.com> to get their application. The limited number of existing Privatized Housing units makes it impossible to house all military families in quarters. Therefore, it is Air Force policy to rely on the local community as the primary source of housing for military families.

Our service includes counseling, arbitrating landlord/tenant complaints, and providing information about Texas laws concerning tenant/landlord responsibilities. Our goal is to provide personalized service to assist you in locating housing as quickly and easily as possible. If you have any questions, please contact one of the referral counselors at extension 654-3165/1958. Our hours of operation are 0800 - 1600 Monday through Friday.

The relationship between the military tenant and a landlord is important. Laws and customs regarding these relationships vary among states, communities and types of housing complexes. The Housing Office is staffed with knowledgeable people to help the military member to locate suitable housing.

The rental facilities in the area are apartment complexes and single unit houses. One, two and three bedroom unfurnished apartments range from \$350 to \$900. Some apartment complexes have restrictions on number of children and pets. Houses for rent are the standard two, three or four bedroom, one or two bath with a carport or garage. Prices for 2- & 3-bedroom rentals range from \$650 to \$1,600. Four-bedroom rentals are extremely limited. When available, they range from \$850 to \$2,000. Sales properties are adequate with varying prices depending upon size, location, type and age of unit. Although prices start as low as \$70,000, most homes range from \$90,000 to \$198,000.

The price for on-base Temporary Lodging Facilities is **\$41.50** per night for all ranks. Pet friendly TLF are \$51.50 per night. A regular VAQ room is **\$34.75** per night. A VOQ room is **\$39.00** per night. Officer suites (DV) are **\$48.25** per night. Enlisted suites (DV) are **\$42.50** per night, call 654-3332 for reservations. Prices of motel/hotel accommodations range from \$49 per night to \$110 depending upon family composition, length of stay, etc.

## CHAPTER II

### BASIC ALLOWANCE FOR HOUSING EFFECTIVE JANUARY 2013

#### OFFICERS

RANK	W/DEP	W/O DEP
O-6	1848	1422
O-5	1830	1374
O-4	1659	1326
O-3	1419	1203
O-2	1257	1056
O-1	1119	846
O-3E	1527	1260
O-2E	1410	1170
O-1E	1332	1101

#### ENLISTED

E-9	1488	1182
E-8	1380	1134
E-7	1320	990
E-6	1260	945
E-5	1101	825
E-4	972	729
E-3	972	729
E-2	972	729
E-1	972	729

#### Goodfellow AFB Procedures to Start Basic Allowance for Housing (BAH)

BAH is paid to all eligible members, either with or without dependents, who do not occupy government quarters. The rate of BAH you receive is based on your grade, dependents, and duty location. You will be asked to re-certify your entitlement to BAH upon each PCS arrival and after four years on station. You no longer need to provide proof of your housing costs. When you in-process, you will be asked to complete an AF Form 594 to re-certify your current entitlement to BAH. If you are military married to military regardless of grade with no dependents and arrive at this station concurrently, then Finance will start your entitlement to BAH. If you are military married to military and arrive at this station at different times, then you will have to report to the Base Housing Office to complete an AF Form 594. For members in the grade of E-5 and above without dependents, Finance will start your entitlement to BAH off of your travel voucher. Members here TDY enroute to PCS are entitled to keep their old base's rate of BAH until they sign in at their new permanent duty station.

## CHAPTER III

### PURCHASING OR RENTING

1. Whenever you relocate, the question of buying or renting can be very difficult. Your lifestyle and financial situation need to be taken into consideration when you are trying to make this decision. You need to look at both your needs and resources objectively. Consider the following:

a. If you have accrued equity in a previous home or have adequate down payment funds, if you are going to be here for a relatively long time, or if you have a family, you may want to consider buying a home. Buying has tax advantages in that the interest you pay is usually deductible on your tax return. Home ownership is a good way to build equity for your next move if you buy smart.

b. Since you cannot be sure of when you will receive PCS orders, think of the resale value when you buy. Buy a home that suits your lifestyle, fits your budget, and appeals to the greatest number of buyers.

c. Do not purchase the most expensive home in a neighborhood or the cheapest. Try to avoid subdivisions with homes at extreme ends of the price market. Most buyers prefer a neighborhood with homes in the same general price range.

d. Remember if you buy a new home from a contractor who is still building and selling homes in the neighborhood, you will have to compete with them when you are ready to sell. Also be leery of contractors who incorporate excessive financing concessions into the purchase price

2. If you do decide to purchase, inquire about the different types of mortgages (VA, FHA, Conventional, 235 etc.) and contact loan departments from various lending institutions to determine the best deal for you. Check out your budget to determine what you can comfortably afford for your monthly mortgage payments. Remember, living expenses also include yard maintenance equipment, electric, water, telephone, cable, etc. Try not to be tempted to stretch your budget for the perfect home.

3. Beware of bargains! Some homes may have lots of character, but when it comes to reselling there may not be many people willing to buy that type of home. A home that needs repair and is being sold as a special can be risky business if you don't have time to make the repairs. Most people are not willing to buy a home that needs extensive repairs.

4. If you are single, you may have lifestyles and social needs that are quite different from families. Therefore, an apartment or townhouse may offer the most opportunities to meet neighbors in similar situations. This type of environment can produce a feeling of belonging for someone without the support of a family. Therefore, renting might be the best alternative for you if you are single.

5. With the right information, you can become an informed consumer in the housing market. Remember to assess the different mortgage programs, check out available housing (rentals and sales), and identify your lifestyle. The success of your move is directly related to the wise decisions that you make now.

## CHAPTER IV

### HOUSING RESIDENT'S CHECKLIST – PRIOR TO RENTING YOU SHOULD –

**Be mindful that rental policies differ** from area to area and landlord to landlord. **Please follow the golden rule** in your rental dealings. **Remember** the age old adage, “**an ounce of prevention is worth a pound of cure.**” By obtaining a good understanding before you rent, you can save yourself, time, problems and money later on. **Don't hesitate to ask a staff member for assistance – we can help.** The following are areas that you and your landlord should discuss in detail and include in your lease or rental agreement (preferably written) prior to your renting.

1. SHOP AND COMPARE! Don't rent in haste.
2. TELL YOUR LANDLORD YOUR HOUSING STATUS, i.e., awaiting on-base housing; length of time you will reside in the rental; length of your tour on GAFB.
3. READ BEFORE YOU SIGN – WHEN IN DOUBT, DON'T! Get the facts and answers from your prospective landlord; the Housing Assistance Section or Base Legal and be SURE.
4. GET IT IN WRITING! It is not distrusting to require that the terms of your agreement to rent be written --- IT'S JUST GOOD BUSINESS!
5. RENT PAYMENT! What, who, when, where and how do you pay? Late charges?
6. HOUSE RULES – READ AND OBEY! Ask the landlord for a copy before you agree to rent, READ and DISCUSS THEM; especially policies concerning PETS! PARKING! GUESTS! USE OF GROUNDS! HOUSE PARTIES! NOISE! SECURITY DEPOSITS!
7. RESPONSIBILITY – LANDLORD OR TENANT? – Pest/Rodent Control? Minor Repairs? Utilities bills? Yard Maintenance?
8. LANDLORD ENTRY! At what times? For what reasons?
9. RENT REFUND/DEPOSIT REFUND! Will landlord refund unused portion of rent/deposit? Under what conditions? Obtain a written agreement on this.
10. VACATING PROCEDURES! Notice to vacate (how many days must be given)! Cleaning and clearing requirements! Check out time? Appointment for Move-out inspection? Key return? Forwarding Address? Security Deposit refund?
11. CLEANLINESS! If a rental unit you view is unclean and you still desire to rent it, you should work out a cleaning arrangement with the landlord prior to your moving in. You

as a military member, will be expected to maintain the unit in clean order and leave it clean.

12. **RESIDENT'S CHECKLIST!** The Housing Assistance Section provides you with copies of a resident's checklist, but some areas landlords have their own. **USE THE CHECKLIST** to record condition of rental unit at time of move-in and again upon move-out. **IT PROTECTS BOTH TENANT AND LANDLORDS**; each should keep a signed and dated copy.
13. **SINGLE/UNACCOMPANIED!** Check with your assigned squadron as to the policy toward living off-base and entitlement to BAH!

## CHAPTER V

### FINDING THE RIGHT PLACE TO LIVE

Whether you decide to rent or purchase, the following suggestions should help to make your task of locating acceptable housing in San Angelo easier:

1. Determine what location and price range you desire. Talk to friends and people already living in the community. We can provide newspaper ads, rental information, detailed sales/rental listings, apartment complex directories, maps, brochures from local apartment complexes, and information about the local community and the base.
2. Decide in advance what special features you are looking for. Would you like to live in a house or an apartment complex? If an apartment complex, do you want one with tennis courts, swimming pools, saunas, game rooms or other amenities? If a house, do you wish modern, brick, frame, large lot, large rooms, lots of windows, near a park or a bus route, etc.?
3. When you visit a potential place to rent, your first impression should be a clean, well-maintained facility. The facility should evoke a feeling of a pleasant place to live. However, do not rely solely on first impressions or appearances.
  - a. Check appliances, water faucets, toilets, hot water heaters, air conditioners and heating units. Do not take anyone's word that they work; check for yourself. Check to see if windows & doors open, close, and lock easily. Note closet locations, stairs, windows, etc.
  - b. Talk with people who may be your neighbors. If you decide on an apartment complex, ask them if they have had a satisfying relationship with the landlord. Ask if they have had recent rent increases and what the average monthly utility costs are.
  - c. The hot afternoon sun has an immense heating effect on the inside of buildings. To avoid high energy bills, the walls with the most windows should face east. If this is not the case, then check for shade trees that will protect the building from the afternoon sun.
  - d. Keep in mind that an apartment on the bottom floor between two other apartments will remain the coolest during the peak summer months due to the fact that the surrounding apartments will absorb the heat.
  - e. Check with the police for arrival time in the event of an incident. Inquire about the crime rate in the vicinity you are considering to rent. Their number is 657-4331. Remember that second floor apartments are harder to break into.
4. Before making a commitment, make sure you understand your rental agreement prior to signing it. If you have any questions, the housing staff will be glad to look at your rental agreement. Determine how much advance notice you will have to give prior to terminating. Termination notices are available in the housing office.



5. Before moving in, go through the quarters with the landlord and note the condition of walls, ceilings, floors, etc. If your landlord does not have a condition checklist, the housing office can provide one for you. If you have a question about landlord-tenant relations, contact the housing office at 654-3165.

## CHAPTER VI

### UNDERSTAND BEFORE YOU SIGN

1. If, after a thorough search (using the information we have provided) you decide on an apartment to rent, you will need to complete an application for a lease. If you do not understand it, please stop by the Housing Office for assistance. When you sign this type of application, ensure it states that any deposits would be refunded if the property does not become available within a stated time limit. If, after signing such an agreement, you decide not to lease the unit, it is normal for the landlord or agent to retain your deposit.

2. Read and understand the rental agreement BEFORE you sign it. If you have a question concerning some provision or clause, do not sign it until the question is resolved. The Housing Office will be glad to review your rental agreement before you sign it. Remember, a rental agreement/lease, like any other contract, is a binding legal document. When you sign it, you agree to all terms and conditions therein whether you have read and understood them or not. If you are on the waiting list for government quarters, avoid signing a lease over 12 months in duration. You should also let them know you are waiting for military family housing and would like to rent month-to-month when your lease is up for renewal.

3. Ensure that the rental agreement contains a "military clause" which will relieve you of liability in the event of reassignment or deployment. Remember, if your lease has no military clause and you receive PCS orders prior to its expiration, your landlord may legally hold you liable for rent for the entire lease term whether you are there or not. The Housing Office can furnish you a copy of a military clause. A lease must describe the premises to be rented, what the rental cost is, when the lease term begins and ends, and what will be furnished by the landlord and tenant. A military clause does not release you from giving a 30-day notice.

4. Most places require a security deposit that is payable prior to moving into the leased unit. This deposit is usually equivalent to one-half month's rent and is intended to pay the cost of any repairs for which the tenant may be responsible after moving out. Get a written receipt for any deposit that is required. Pay special attention to all rental agreement provisions dealing with security, damage, cleaning, pet or other type of deposit you are required to furnish. Understand why the deposits are required and under what circumstances they are refundable.

a. Damage deposit: Most landlords require a deposit to be held by the landlord to assure that the rental property is returned in a clean and undamaged condition, normal wear and tear excepted. The landlord has a legal right to keep all or part of the deposit to either clean the property or to repair any damage. It is important that you notify the landlord of any unclean condition or damaged property prior to signing a lease. It is equally important that you accompany the landlord or his representative when he performs your termination inspection and that you understand what, if any, damage costs will be deducted from your deposit.

b. Security Deposit: Most landlords require a security deposit with a written rental agreement. Some landlords rent from month-to-month and do not require a written rental agreement, but

do require a security deposit. In this sort of arrangement the landlord may require the tenant to forfeit the security deposit if the tenant is unable to provide the landlord with a 30-days notice prior to terminating the agreement. Check to see if the landlord requires the tenant to rent for a minimum period to preclude the forfeiture of the security deposit.

5. Inspect the apartment or house with the landlord prior to acceptance. Get a statement in writing from your landlord as to condition of your new home and furniture and retain a copy of it. The Housing Office will provide you with a checklist for this purpose. Under usual rental agreement provisions, you are liable for damage other than normal wear and tear to the premises and its contents while you're an occupant.

6. Maintenance of Rental Property: Unless otherwise stated, the tenant is expected to make all minor repairs. In some instances the tenant must pay for the cost of repairs up to a certain amount and the landlord will pay for anything over a stipulated amount. Therefore, it is very important that you understand your responsibilities prior to signing your rental agreement. This handout is designed to provide pertinent information to help you understand your rights and responsibilities.

## CHAPTER VII

### RENTAL PARTNERSHIP PROGRAM

The Goodfellow AFB Housing Flight participates in the Rental Partnership Program in this area. The Partnership program is designed to provide military personnel, enlisted and officers, with off base affordable, quality, secure rental property. This program is governed by an Agreement between each Management Company and Goodfellow Air Force Base.

This program is being implemented to ease the transition of our military personnel and to help defray some of the cost incurred while moving. The service member is not charged a security deposit or application fee and does not have to meet income qualifications since the rent is being paid by allotment.

This program permits communities to voluntarily set aside efficiency, one, two, three, and four bedroom rental units for rent by military personnel and/or their families. Rental properties offered in the Partnership Program are evaluated and qualified to meet the highest standards.

The rental properties will function as off base housing but will be governed by the city guidelines. The program can be open to any rental property that would like to participate. A property would be excluded when it receives more than 3 valid complaints about a particular issue. At that time, the property would be suspended from the program and would be given 30 days to correct the issue. If the issue is not corrected within 30 days, the property could be permanently removed from the program.

The requirements for the military member to participate in the Goodfellow AFB (GAFB) Partnership Program are as follows:

The military member reports to the Housing Flight for counseling with a copy of his/her GAFB orders and most current LES. The member must have a minimum of 1 year assignment to GAFB. If single, E4 and below, the military member must have approval from his/her commander to live off base. When counseling has been completed, the member will receive a letter of eligibility that is presented to the property manager authorizing participation in the Partnership Program. The military member will insure that he/she has these items before attempting to visit the properties.

Without prior approval from the present landlord, the Housing Flight will not encourage nor will it condone any member breaking an existing lease in order to participate in this program. Written proof of the landlord's approval may be required. However, at the end of the existing lease term, the member, if eligible, may participate in the Partnership Program by entering into a new 12-month lease. If the member decides to participate in the Partnership Program with the same landlord, the property manager would refund any security deposit within 30 days of the member's executing a new lease. The security deposit refund may not be used for the final month on an existing lease agreement or the first month's rent under the Program.

The military member agrees to initiate a payroll allotment for disbursing the rent on a monthly basis to the management firm. They must pay a \$3.00 per month allotment processing fee to participate in the program. Until the allotment actually starts, rent must be paid by cashier's check or money order only. No personal checks or cash are allowed in this program. If the apartment complex allows pets, military members who have a pet must pay a pet deposit.

Member agrees to clear through the Housing Flight and provide the Clearance Statement from the property management before the allotment is stopped.

Member agrees to provide the management firm with his/her forwarding address upon PCS or moving into government quarters.

Member agrees that his/her conduct and that of his/her family will reflect a respectable manner befitting a member of the United States Air Force.

#### RENTAL PARTNERSHIP APARTMENTS

Bella Vista Apartments

Bellagio at Sunset

Cliff House Apartments

Creekside Apartments

Desert Shadows Apartments

Emerald Point Apartments

Encino Park Apartments

Harris Ave Apartments

Hunter's Run Apartments

Koberlin

Northgate-Mainplace Apartments

Oxford Court Apartments

Plaza Square Apartments

Resort at Riverside

Rock Brook Apartments

Sedona Ranch

Sunlake Estates Mobile Home Park

Sunset Apartments

Westgate Villa Apartments

Windmill Apartments

We also have Rental Partnership Homes, check with Housing Referral Office.

## CHAPTER VIII

### REAL ESTATE AGENTS

Addresses Real Estate	942-6400	Klein	223-8180
Advantage Real Estate	947-1092	LaCasa	949-0669
Angelo Home Team	227-4663	Lacy & Co	944-4663
Allison Real Estate	949-5575	McMurtrey	944-2777
Al Pierce	374-2375	Nobel	949-1000
Assist 2 Sell	949-8257	Ranch Reality	658-7000
Bates	947-2678	San Angelo Real Estate	942-5478
Behrens	658-7591	Sefcik	655-3131
Bollinger	651-0104	Shaw	942-1995
Box	949-0804	Slaughter	658-9209
Burrell	942-9471	Soloff	944-2300
Carlisle	944-9535	Speer	947-2575
Century 21	944-0021	Spoons	949-7719
Coldwell Banker	944-9559	Stephens	942-0769
Devore	656-7151	Stewart	944-8611
Dierschke & Dierschke	944-3596	Thomas	942-5478
Elliott & Associates	224-3280	Touchdown	659-5100
ERA Newlin & Vincent	481-0500	Town & Country	652-3100
Frontier	658-8892		
Gold Key	655-3370		
Horizon	223-8441		
Ingram	944-1630		
Jewel	658-7549		
Johnson Dub	944-8312		

## CHAPTER IX

### MOBILE HOME PARKS

Brown's Trailer Park	5320 Hwy 87, 76903	653-5594
Cactus Lane Mobile Home Park	731 Cactus Lane, 76903	653-1144
Christoval Estates	3511 Christoval Road, 76903	651-8200
Fairview Mobile Home Park	311 N. Bell St., 76903	468-2280
Huling Mobile Home & RV Park	2375 Fishermans Rd, 76904	949-9670
River Bend Mobile Home Park	4402 River Bend Dr., 76903	653-8121
South Concho Mobile Home Park	4100 Ben Ficklin Rd., 76903	658-8676
Stardust Mobile Homes	2501 Martin Luther King Blvd, 76903	653-1859
Sun Lake Estates	3070 Ochoco St, 76905	658-2763
The Orchard	Fruitland Farm Rd, 76903	949-9184
Twin Buttes Trailer Park	8901 S. US Hwy 67, 76904	949-2651

## CHAPTER X

### MORTGAGE LENDERS

American General	3224 Sherwood Way	224-3283
Bank of America	2909 Sherwood Way	947-2700
Bank of San Angelo	2635 Valleyview	947-1100
Citizens State Bank	329 W. Harris	657-0099
City Bank Texas	1609 Knickerbocker Road	652-6161
First Financial Bank	3471 Knickerbocker Road	659-5900
1 <sup>st</sup> Community Federal Credit Union	3505 Wildewood Drive	653-1465
SEB Mortgage	2714 Sherwood Way, Suite B	224-4600
San Angelo Banking Center	2502 Southland	947-2100
Texas State Bank	2201 Sherwood Way	949-3721
Wells Fargo Home Mortgage	36 W. Beauregard	657-8629

### TITLE COMPANIES

First Title Co.	#4 S. Koenigheim	653-1421
Guaranty Abstract & Title Co.	1 E. Twohig	655-6548
Stroman Abstract & Title Co.	115 S. Randolph	655-9505
Surety Title Inc.	136 W. Twohig	658-7588



## CHAPTER XII

### UTILITIES INFORMATION

(January 2012)

WATER - City of San Angelo Water Utilities is located at 122 West 1st Street near City Hall. Telephone number is 657-4323. To have water turned on you must provide identification such as a driver's license & social security card. There is a \$20.00 connection fee included in your first month's bill both due at time of connection. The deposit could range from \$35.00 to \$70.00 depending on size of meter due at time of signing the contract. If you have good credit, no deposit is required, but you must pay \$25.00 for the credit check. The monthly cost depends on usage. Minimum bill is \$49.15 for water, trash, and sewer. Sewer service is included with your city water service.

GAS – ATMOS Energy toll free number is 1-800-460-3030, 24 hours a day, seven days a week. Connection fee is \$65.00, if the gas is disconnected and \$19.00 if the gas is still on. The gas company currently will waive the deposit with a letter of credit from a previous utility company with which you had 1 year of good credit. The deposit is based on 1/6 of usage history at the previous address and will be paid up front. The connect fee will be billed to the customer on the first month's bill.

#### TELEPHONE / CABLE / INTERNET

The Verizon phone number is 1-800-483-4400 from 8 a.m. to 5 p.m. weekdays. If you do not own your own phone, you may purchase one at the Base Exchange, a discount store, a department store, etc. Average cost for telephone installation is \$41.00. No deposit is required if you have a good credit rating. You must provide identification such as a driver's license or social security number. Your social security number will be use to check your credit through Verizon only. If you do not have good credit, your deposit could range between \$50.00 and \$200.00. Ask for installation packages telephone/cable/internet. Prices range from \$ 79.99 to 129.99/month.

Suddenlink Communications number is 325-655-8911 from 8 a.m. to 8 p.m., weekdays, Saturdays 8 a.m. to 5 p.m., or visit their office weekdays from 8 a.m. to 6 p.m at 4272 West Houston Harte Expressway to have cable installed. Cost for telephone installation is between \$25 and \$40. No deposit is required if you have good credit. Bad credit deposits range from \$10 to \$80. You will have to provide 2 forms of ID for signing up services. For cable the full installation fee is \$40.00 plus your first month's cable service – basic cable is \$55/month. Suddenlink provides package information for telephone/cable/internet at [www.suddenlink.com](http://www.suddenlink.com) – here you can create your own package according to your needs.

ELECTRICITY –For electric service call **1-866-797-4839** to select a service provider in the San Angelo area or access their Web site at [www.powertochoose.org](http://www.powertochoose.org). Our zip code is 76908.

## CHAPTER XIII

### APARTMENT COMPLEXES WITH 1, 2 AND 3MONTH LEASES

#### **CORPORATE SUITE**

Century Terrace – 658-2674  
Cielo Vista – 949-5739  
Dun Bar East 653-3366  
Raintree – 942-7533  
Stadium Oaks – 942-0311

#### **2- MONTH LEASE (for students)**

Cielo Vista – 949-5739  
East Terrace – 653-2053  
Hampton Arms – 944-3596  
Huntington Place – 212-1135  
Koberlin Apartments – 653-0367  
La Mesa – 944-3596  
North Gate – 653-5706

#### **3-MONTH LEASE (Student Only)**

Meadow Creek Apartments – 949-6534

#### **3-MONTH LEASE**

Arden Ridge – 949-1558  
Arroyo Square – 944-4429/949-9501  
Bella Vista – 653-3179  
Casa Rio – 658-1811  
Cliff House – 947-0553  
Creekside – 944-8555  
Desert Shadows – 942-7561  
Greystone Village – 949-1203  
Magdalen Arms- 655-1770  
North Gate MainPlace - 653-5706  
Plaza Square Apartments – 944-9672  
Sunset Apartments – 949-9666  
Sedona Ranch – 944-1536  
Villa Apartments – 655-5969

#### **FURNISHED APARTMENTS**

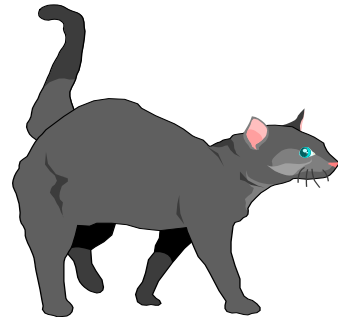
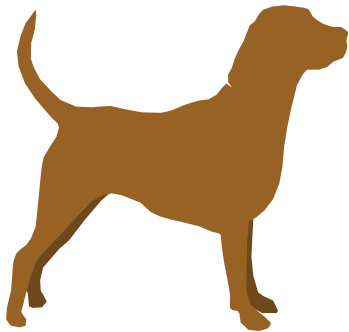
Angelo Place – 655-6300 (dorm living)  
Cliff House – 947-0553  
Koberlin – 653-0367  
Magdalen Arms – 655-1770  
Northgate – Main Place – 653-5706  
The Grove – 942-9870 (dorm living)  
Willow Run Apartments – 653-0821

## CHAPTER XIV

### APARTMENT COMPLEXES THAT ALLOW PETS

ALAMO VILLAGE  
ANGELO PLACE  
ARDEN ARMS  
ARROYO SQUARE  
BELLAGIO AT SUNSET  
BELLA VISTA  
BENT TREE  
CAPRI  
CASTLERIDGE  
CENTURY TERRACE  
COLLEGE HILLS WEST  
CREEKSIDE  
CRESTWOOD  
CROSS KEYS  
DESERT SHADOWS

ENCINO PARK  
GREYSTONE VILLAGE  
MEADOW CREEK  
PLAZA SQUARE  
RAINTREE  
RESORT AT RIVERSIDE  
ROSEWOOD PARK  
SEDONA RANCH  
STONEGATE  
SUNSET  
THE GROVE  
TUSCANY APARTMENTS  
VILLAGE  
WELLINGTON PLACE  
WILDEWOOD  
WINDMILL PARK



REMEMBER MOST APARTMENTS HAVE WEIGHT AND BREED RESTRICTIONS. FOR MORE INFORMATION CONTACT THE APARTMENT COMPLEX ITSELF.

## CHAPTER XV

### APARTMENT COMPLEX LISTING

#### **ALAMO VILLAGE**

4459 Green Valley Trail  
944-4822

Has 1, 2, and 3 Bedroom apartments, some all bills paid. Large apartments have washer/dryer connections and come with covered parking. Laundry facilities, 6-month lease, extended cable paid, 2 pools, small pets less than 40 pounds allowed with a \$300 non-refundable pet fee. No application fee for military. E-mail address: [ruthstrain@wcc.net](mailto:ruthstrain@wcc.net).

#### **ANGELO PLACE**

1426 Western Court  
655-6300

College dorm type facility. You will rent separate bed and bath in a 4 bedroom unit. No deposit, no reservation fee, no application fee. All bills paid with a monthly cap on electric. Cable + HBO paid. High speed internet furnished. Clubhouse w/ fitness center, computer center and game room. Bicycles available for sign out for one week at a time (bum a bike). Each unit has washer and dryers. Pet fee: \$250 initial fee; and + \$25 on rent. Covered parking: \$15. Call for special rates. Email: [angelo@placeproperties.com](mailto:angelo@placeproperties.com). Web site: [www.angeloplace.com](http://www.angeloplace.com) Member SAAA.

#### **ARDEN ARMS**

3755 Arden Rd  
944-2552

Effeciencies, 1 and 2 bedroom apartments. Application fee: \$25 (single), and \$35 (couples). Non-refundable leasing fee \$50. Tenant pays electric and water. Extended cable TV paid. Pool, & 3 laundry rooms on premises. Limited on-site storage is \$10.00/month fee. Per pet please add \$10.00/month to above listed lease. Pets must have updated vaccinations: Cats must be spayed or neutered with a \$250 pet deposit & \$100 non-refundable pet fee. Dogs must be 20 lbs. or smaller with a \$350 pet deposit & \$150 non-refundable pet fee. E-mail address: [crestwood@verizon.net](mailto:crestwood@verizon.net). Member SAAA.

#### **ARDEN RIDGE**

3801 Arden Rd.  
949-1558

Effeciencies, 1, 2, 3, and 4 bedroom units. Laundry facilities, 2BR/2BR come with W/D hook ups. Extended cable paid, pool, 6- and 12 month lease allowed, if shorter negotiable for \$50 extra a month. No application fee and deposit for military personnel. E-mail address: [ardenridgeapartments@yahoo.com](mailto:ardenridgeapartments@yahoo.com). **NO PETS. RENTAL PARTNERSHIP PROGRAM**

**PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

**ARROYO SQUARE**

3210 Claire Drive  
944-4429/949-9501

Effeciencies, 1, 2, and 3 bedroom units. Laundry facilities; covered parking; lighted tennis courts; 3/6-month lease for military; 2 pools; holding fee \$100. Pets 15 lbs or less allowed with a \$300-\$600 non-refundable pet fee. No deposit for active duty. E-mail address: [ree5444@aol.com](mailto:ree5444@aol.com). Member SAAA.

**BELLAGIO AT SUNSET**

2508 Sweetbriar  
944-1234

1 and 2 bedroom apartments. Minimum 6 month lease, no deposit, \$50 administrative fee, \$25 application fee. Extended cable and water paid. Covered parking for 1 car per apartment, pool, coin-operated laundry room. Small pets less than 25 lbs are permitted with \$300 non-refundable fee w/breed restrictions. Member SAAA **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT**

**BELLA VISTA**

4125 Ben Ficklin  
653-3179

1, 2, and 3 bedroom apartments . 3(for mil only)/6/ 9 /12 month leases, electric is paid to complex. Tenant pays water. Extended cable paid. Laundry facilities. New hardwood floors and ceramic tile throughout. Pets under 20 lbs with \$200 pet deposit and \$250 pet fee. Member SAAA. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** E-mail address [bellavistaapts@suddenlink.net](mailto:bellavistaapts@suddenlink.net)

**BENT TREE**

1625 Sunset  
942-8171

2 and 3 bedroom apartments. Application fee per adult \$18 and \$13 for each additional adult. 6/9/12 month leases available, military clause available. Kid friendly atmosphere with lots of children's activities, new playground, Washer/dryer connections, coin-operated laundry, pool, clubroom, ceiling fans, vaulted ceilings, frost-free refrigerators, walk-in closets, handicapped accessible units, private patios, and BBQ pits. Pre-wired for cable TV & phone. Covered parking is available for \$10/month.

Water paid. Pets less than 15 lbs allowed with a \$300 deposit (fully refundable if no damage). ***Must meet minimum and maximum income requirements.*** E-mail address: [benttree@ores.com](mailto:benttree@ores.com), webpage: [www.4walls.us/Bent-Tree-Apartments-61453.html](http://www.4walls.us/Bent-Tree-Apartments-61453.html). Member SAAA.

### **CACTUS HOTEL APARTMENTS**

36 East Twohig  
655-5000

1 bedroom apartments . This is the historic Cactus Hotel. It is an adult complex not suitable for children. All bills paid, 12-month lease with military clause. Has a freight elevator and covered parking. No smoking. No candles. Community room w/stove & refrigerator. Washer & dryers (free to occupants) available. **NO PETS.** Member SAAA. Only 4 apartments have kitchens.

### **CAPRI**

602 W. Ave M  
653-4680

1 bedroom apartments. All bills paid, 6-month lease. Application fee: \$15. **No cat allowed.** Dogs up to 10 lbs allowed w/ \$250 non-refundable pet fee.

### **CASA RIO**

4190 Ben Ficklin Rd.  
658-1811

1 and 2 bedroom apartments. Laundry facilities, 6-month lease, 3-month lease available for an additional \$100 per month, pool, tennis courts, extended cable, and gas paid. Application fee: \$25. **NO PETS,** E-mail: [tracydclemmons@yahoo.com](mailto:tracydclemmons@yahoo.com), Member SAAA.

### **CASTLERIDGE APARTMENTS**

4122 Forest Trail  
651-1000

1, 2, and 3 bedroom apartments. Small 8 apartment complex near College Hills Ave. Minimum 6-month lease. Pool, play ground, gas barbeques, laundry room, washer/dryer connections in some apts. Lots of built-ins. Dogs allowed less than 10 lbs; No Cats. No Application fee.

### **CEDAR CREST**

3902 Sherwood Way (North)  
4401 Southwest Blvd. (South)  
944-1413 (Fax 949-9454)

1 and 2 bedroom apartments, some are all bills paid. Includes basic cable, pool, laundry facilities, gazebo, and barbecue pits. There is a 24-hour answering service and maintenance staff on call. Application fee is \$25. Lease length negotiable for military only. **NO PETS.** Member SAAA. E-mail: [cedarcrestapt@msn.com](mailto:cedarcrestapt@msn.com)

### **CENTURY TERRACE**

4717 S. Jackson  
658-2674

1 and 2 bedroom apartments. Pool, covered parking, small dogs are welcome (1 per apartment) with \$500 pet deposit, \$250 non-refundable. Tennis courts, extended cable paid, washer/dryer connections, 6-month lease minimum. All apartments have a fireplace. Application fee is \$25.00. Normally has a waiting list. Corporate suites available from \$1100 - \$1500 with a \$350 deposit. E-Mail: [centapts@wtxs.net](mailto:centapts@wtxs.net). Member SAAA.

### **CIELO VISTA**

34 Cielo Vista Plaza  
949-5739

1, 2 and 3 bedroom apartments. Laundry facilities, 6-month lease. Premium basic cable paid. Has covered parking and fenced patio for 2 & 3 bedroom apartments. Tenant pays electric & water. Application fee is \$35.00. Corporate Apartments are all bills paid with rates of \$1500 for 2 bedrooms and \$1800 for 3 bedrooms, **NO SMOKING, NO PETS.** Member SAAA. E-mail: [sylvia@cielovistaapartments.com](mailto:sylvia@cielovistaapartments.com) Web: [www.cielovistaapartments.com](http://www.cielovistaapartments.com)

### **CLIFF HOUSE**

1818 S. Harrison  
947-0553

1 bedroom furnished and unfurnished. This is a 60-unit complex near ASU. All bills paid including basic cable, laundry facilities, ceiling fans, large closets, nice kitchen cabinets, minimum 3-month lease. 5% discount for military personnel. Application fee is \$20. **NO PETS. RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

### **COLLEGE HILLS WEST**

3426 Millbrook Dr.  
949-9613

1, 2, and 3 bedroom apartments. All bills paid. Washer & dryer connections in some units and washer/dryer stackables. Laundry facilities, pool, covered parking, all bills paid including extended cable, \$50 application fee per adult, 6-month lease. Pets allowed, 50 lb limit on pet, at least 1 yr old,

sprayed or neutered, current on vaccinations, pet deposit \$ 350 (1/2 refundable at move out), \$15 monthly pet fee, breed restriction – vicious breeds and any type of hound or beagle. Tennis courts, basketball court, and fitness center available. Application fee is credited to rent after approval. Web page: [www.lakequestinc.com](http://www.lakequestinc.com). E-mail: [collegehills@suddenlinkmail.com](mailto:collegehills@suddenlinkmail.com) Member SAAA.

### **CONCHO TERRACE**

2017 Vaughn  
653-6458

1 and 2 bedroom apartments. Quiet, clean, 32-unit complex. Laundry facilities, extended cable & water paid. Tenant pays electric. Large closets. 6-month lease. **NO PETS**. Member SAAA.

### **CREEKSIDE**

3018 Knickerbocker  
944-8555

1 and 2 bedroom apartments. Laundry facilities, fireplaces in large units, pool, W/D connections in large 2 bedroom units, adjoining storage, limited covered parking, extended cable paid, flexible lease agreements, \$25 application fee. Pets with \$600 deposit, \$400 non-refundable, additional \$20.00 per month, breed restrictions. E-mail address: [creekside@clkmm.com](mailto:creekside@clkmm.com). Web Address:

[www.liveatcreeksideapts.com](http://www.liveatcreeksideapts.com)

**RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

### **CRESTWOOD**

3130 W. Beauregard  
944-2552

1 and 2 bedroom apartments. Laundry facilities, limited covered parking, 6-month lease, pool. \$25 application fee for single, for married \$35 application fee. E-mail: [crestwood@verizon.net](mailto:crestwood@verizon.net) Pets less than 20 lbs permitted. Pet deposit cats \$250, (\$100 not refundable), dogs \$350, (\$150 not refundable). No snakes. Member SAAA.

### **CROSS KEYS**

1222 S.Bryant Blvd.  
655-7714

1 and 2 bedroom apartments. Laundry facilities, pool, fireplace in studio apartments. All bills paid including extended cable, 6-month lease. Pets less than 10 lb allowed with a \$250 deposit. Assigned parking. Application fee is \$15 (free for military members). Part of SAFE LEASING PROGRAM. Member SAAA

### **DESERT SHADOWS**



4112 Loop 306  
942-7561

1 and 2 bedroom apartments. Laundry facilities; pool; W/D connections; 6 or 12-month lease. Six different floor plans to choose from, 1 & 2 bedroom townhouses; \$25 application fee; tenant pays electric. 1 Pets less than 25 lbs. with a \$300 non-refundable pet fee plus additional \$15 per month. Member SAAA. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.**  
Web address: [www.sanangelo.com/desertshadows](http://www.sanangelo.com/desertshadows)

**DUN-BAR EAST**  
1728 Pulliam  
653-3366

1 and 2 bedroom apartments. All bills paid. **NO PETS.** Call between 6am and 2pm. Rooms on a monthly basis at \$425

**EASTWOOD**  
220 N. Magdalen  
Cell phone: 277-6999/1-800-724-9642

1 and 2 bedroom apartments. Newly remodeled, designer colors, hardwood floors. Large apartments (900 SF up) in a very quiet complex, 5 miles from Goodfellow AFB. Tenant pays electric, 12 month lease required. Water, basic cable, and gas paid. Has refrigerator and gas stove. E-mail: [sid.clemmer@gmail.com](mailto:sid.clemmer@gmail.com). Smoke free. **NO PETS.**

**EI CONQUISTADOR**  
1737 Knickerbocker  
944-2223

1 and 2 bedroom apartments. 6-month lease, all bills paid. 2 laundry facilities on site. Application fee is \$30 per adult. **NO PETS.** Member SAAA.

**EMERALD POINT**  
3433 Arden Rd.  
949-7814

1 and 2 bedroom apartments. Gated community with onsite security officer and all staff residing onsite. Maintenance on site. Resident pays allocated water and gas, as well as, electric. Large coin-operated laundry, swimming pool, fitness center, picnic area with BBQ pit, and cable with 66 channels. **NO PETS.** Application fee \$30. 6/12-month lease, \$100 holding fee w/copy of orders. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE**

**WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** E-mail address:  
[emeraldpoint@suddenlinkmail.com](mailto:emeraldpoint@suddenlinkmail.com) Member SAAA.

**ENCINO PARK**

4022 Green Meadow Drive  
223-0797

2 and 3 bedroom apartments. Covered parking \$15/month, uncovered parking is free. Resident business center, pool, fitness center, clubhouse, children's play area, picnic areas with BBQ grills, washer/dryer connections in most units, laundry facilities, and free dvd rental library. Walking distance to Bonham Elementary. Pets below 35 lb are welcome with a \$300 pet deposit with \$100 non-refundable fee (breed restrictions). Pet rent \$15/month. Application fee is \$35. Hours: Mon-Fri 8:30am – 5:30pm, Sat 10:00am – 5:00pm. E-mail: [encinopark@myapartmenthome.com](mailto:encinopark@myapartmenthome.com) web page: [www.myapartmenthome.com](http://www.myapartmenthome.com)

**RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

**FALL CREEK**

4445 Fall Creek Dr.  
949-1205

1 and 2 bedroom apartments. Central location near mall and other shopping area. Application fee: \$25. All bills paid. Laundry facilities, pool, 6-month lease, no waterbeds, extended basic cable--76 channels.  
**NO PETS.**

**GREENWOOD PARK**

1516 Greenwood  
234-4994

1 and 2 bedroom apartments. Laundry facilities, basic cable paid, 6-month lease with military clause.  
**NO PETS.**

**GREYSTONE VILLAGE**

2900 San Antonio St.  
949-1203

1 and 2 bedroom apartments. Minimum 6-month lease, 3 month leases available for military only, all bills are paid plus basic cable, pool, laundry facilities. Small pets allowed up to 25 lb with \$250 pet fee, \$100 non refundable plus extra \$10/month to rent. Email: [excel@msn.com](mailto:excel@msn.com)

**HAMPTON ARMS**

1901 Pulliam  
944-3596 (ask for Sandy)

1 and 2 bedroom apartments. All bills paid, 12 month lease with military clause, \$20 application fee, no application fee for military members. Laundry facilities. **NO PETS**. Member SAAA. Email: [scaudle@wcc.net](mailto:scaudle@wcc.net)

### **HARRIS AVENUE**

318 E. Harris Ave  
655-0804

1 and 2 bedroom apartments. Laundry facilities, assigned parking, pool, 6-month lease, extended cable paid, tenant pays for water and electric. Complex is 3.5 miles from Goodfellow AFB. Application fee \$25. **NO PETS. RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA. Email: [bellavistaapts@suddenlink.net](mailto:bellavistaapts@suddenlink.net)

### **HARVARD HOUSE**

2465 Harvard Ave  
944-4262

1, 2, and 3 bedroom apartments. Covered parking, electric is sub-metered, tenant pays for electric, no deposits for military members, **NO PETS**. Email: [harvardhouseapts@verizon.net](mailto:harvardhouseapts@verizon.net) Member SAAA. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT**

### **HUNTINGTON PLACE**

4042 Huntington Lane  
212-1135

1 and 2 bedroom apartments. Fireplaces and W/D connections in all apartments, 1 covered parking space per apartment. Tenant pays electric. Small pool. Month to month leases. **NO PETS**. Member SAAA.

### **HUNTER'S RUN**

4418 Southwest Blvd.  
944-3264

1 and 2 bedroom apartments. Laundry facilities, pool, covered parking, private patio & balcony, 6-month lease, \$100 charge for roommate, extended cable paid. Tenant pays electric. Large closets. 7 miles from Goodfellow AFB. Application fee is \$20 a person or \$35 married couple. \$0 deposit and

application fee for military only **NO PETS**. Member SAAA. Email: [huntersrunapts@verizon.net](mailto:huntersrunapts@verizon.net) web page: [huntersrunapartments.com](http://huntersrunapartments.com)

### **KOBERLIN**

212 Koberlin  
653-0367

1 and 2 bedroom, furnished and unfurnished apartments. Laundry facilities, pool, extended cable paid, 4 miles from base, 6 or 12-month lease. Lease length negotiable for military. **Less than 6 months is an additional \$50.00 per month. NO PETS. RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

### **LA MESA**

102 Maryland  
944-3596(ask for Sandy)

2 bedroom apartments. All bills paidSmall complex 1 mile from Goodfellow AFB, application fee \$20 – for military members free, short leases available for military only, dishwashers, garbage disposals, window air conditioners, and nice size closets in both bedrooms. Tenant pays cable and phone. **NO PETS.** Member SAAA.

### **MAGDALEN ARMS**

226 N. Magdalen  
655-1770

1 bedroom furnished and unfurnished apartments. Laundry facilities, limited covered parking, cable & water paid, 6-month lease (waived for military). **NO PETS**

### **MEADOW CREEK**

4402 Meadow Creek Trail  
949-6534

1, 2, and 3 bedroom apartments. Laundry facilities, bi-level pool, covered parking, 6-month lease, application fee \$25, extended cable paid, tenant pays electric and water. 1 pet under 20 pounds and over 1 year old allowed with \$300 deposit. Member SAAA. Email: [judyml@verizon.net](mailto:judyml@verizon.net) Web address: [www.meadowcreekaptsonline.com](http://www.meadowcreekaptsonline.com)

### **NEVADA EAST**

1624 Sunset Drive  
944-0125

2 bedroom apartments. Laundry facilities, pool, 6-month lease, extended cable paid. Application fee \$25 per person. Higher priced units have washer & dryer. Water is paid, tenant pays electric. **NO PETS.** Member SAAA.

#### **NORTH GATE-MAIN PLACE**

401 Pulliam

653-5706 (Fax: 915-653-8922)

1 and 2 bedroom (some 1 bedroom are furnished) Laundry facilities, pool, extended cable paid. Application fee \$25.00. **Special month to month lease for students – with 2 month minimum. NO PETS. RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

#### **OXFORD COURT**

298 Robin Hood Trail

944-3220

1 and 2 bedroom apartments. Laundry facilities, pool, large units (788 and 1078 SF) with lots of closet space. Application fee is \$25, for couples \$35, deposit and application fee waived for military only. 6/12 month lease, water and extended cable paid, tenant pays electric. E-mail: [rockbrookapts@yahoo.com](mailto:rockbrookapts@yahoo.com) **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT. NO PETS.** Member SAAA.

#### **PLAZA SQUARE**

4001 Sul Ross

944-9672

1, 2, and 3 bedroom apartments. Fitness room, 2 laundry facilities, 2 pools, \$0 application fee for military, 3/6/12-month lease. Three-month lease is +\$100.00/month. New carpet costs \$10/month. Only 2 small pets (50 lbs or less and over 8 months old) are allowed with a \$150 deposit per pet and a \$150 non-refundable pet fee. E-mail address: [plazasquare@1stchoiceinc.com](mailto:plazasquare@1stchoiceinc.com). Web page: [www.plazasquareapts.net](http://www.plazasquareapts.net) **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

#### **QUADRANGLE**

3425 YMCA Drive

942-9688

1 and 2 bedroom apartments. Laundry facilities, newly remodeled kitchens and baths, pool, covered parking, walk-in closets, 12-month lease. Tenant pays electric. Email: [quadranglecomplex.db@suddenlink.com](mailto:quadranglecomplex.db@suddenlink.com). **NO PETS**. Member SAAA.

### **RAINTREE**

2228 Valley View Lane  
942-7533

1 and 2 bedroom apartments. Fitness room, covered parking, laundry facilities, split-level pool, hydromassage, private patios/balconies, storage, free DVD library, extended cable, hot water paid and a 6-month minimum lease. Application fee is \$30.00. Corporate suites have a minimum 30-day lease. 1 BR Corporate suite \$1,100. 2 BR Corporate suite \$1,500. Dogs smaller than 20 lbs. at least 1 year old and spayed or neutered, pet fee: \$500 (\$250 of which is non-refundable). E-mail address: [raintree76904@yahoo.com](mailto:raintree76904@yahoo.com) Website: [raintreeapts.net](http://raintreeapts.net). Member SAAA.

### **RESORT AT RIVERSIDE**

3302 N. Bryant Blvd.  
655-5969

Efficiencies, 1 and 2 bedroom apartments. 6/12 month lease – call for more options. Non-refundable administration fee is \$150; application fee is \$25.00 (single), \$35 (married). Basic cable paid, laundry, pool. Non-refundable fee for pets for less than 20 lbs is \$300 w/ breed restrictions. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** SAAA. Email: [resort@suddenlinkmail.com](mailto:resort@suddenlinkmail.com)

### **ROCK BROOK**

3326 Rock Brook Drive  
942-9582

1 and 2 bedroom apartments, and 2 bedroom townhouses. Ceiling fans, pool, jacuzzi, fitness center, washer/dryer connections in 2BR units, and extended cable paid. Six- and 12-month lease. Six month leases are an additional \$15.00 per month. Woodburning fireplaces in townhouse. Application fee \$25 (single) and \$35 (married). E-mail address; [rockbrookapts@wtx.coxmail.com](mailto:rockbrookapts@wtx.coxmail.com) . Website: [www.rockbrookapts.com](http://www.rockbrookapts.com). Corporate Suites Available from \$45-\$65 a nite with a non-refundable \$100 cleaning fee. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT. NO PETS.** Member SAAA.

### **ROSEWOOD PARK**

1711 Greenwood  
944-4817

1, 2, and 3 bedroom apartments. Bills paid except for electric. Application fee: \$20/person. All appliances provided, basic cable paid, has laundry facilities, pool, playground, walk-in closets. Eight miles from Goodfellow AFB, public bus stop nearby. Small pets allowed with \$295 pet deposit. Member SAAA.

### **SANDPIPER**

3310 N. Bryant Blvd.  
658-4897

2 and 3 bedroom apartments. 6/9/12 month lease. Tenant pays electric. Application fee \$25. Small Complex. **NO PETS**. Member SAAA. Email: [sandpiperapartments\\_storage@yahoo.com](mailto:sandpiperapartments_storage@yahoo.com)

### **SEDONA RANCH**

2901 Sunset Drive  
944-1536

1 and 2 bedroom apartments. 3 Laundry facilities, 2 pools, fitness center, game room, free wifi lounge, BBQ pits with gazebo, playground, basketball court. 6/12 month leases are available, shorter leases for military members with higher rents possible. Only 2 small pets (50 lbs or less at least 8 months old) are allowed with a \$300 pet deposit per pet (\$150 is not-refundable). Holding fee \$100 goes towards 1<sup>st</sup> month rent. No deposit and application fee for military. E-mail address is:

[Sedonaranch@1stchoiceinc.com](mailto:Sedonaranch@1stchoiceinc.com). Web site: [www.sedonranch.net](http://www.sedonranch.net) **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

### **SOUTHLAND ARMS**

2617 Southland  
949-8998

1 and 2 bedroom apartments. Laundry facilities, covered parking, clubhouse, pool, fireplaces, some units provide W/D, some just connections, cable paid, In some apartments tenant pays electric in some ABP. 6-month lease. **NO PETS, NO SMOKING.** Member SAAA.

### **STADIUM OAKS**

2123 Industrial Avenue  
942-0311

1 and 2 bedroom apartments. On site management, laundry facilities, pool, 4/6/9 and 12 month lease, no application fee, free cable, tenant pays 25% of water bill. Additional \$150 rent per roommate. Fully furnished 1 bedroom corporate apartments \$ 950 per month ABP plus internet. \$150 deposit. **NO PETS.** E-mail: [janlanfox@yahoo.com](mailto:janlanfox@yahoo.com) Member SAAA.

**STONEGATE**

850 Paint Rock Road  
651-6332

1 and 2 bedroom apartments. Rents vary depending on income. Laundry facility & playground. All bills paid except phone & cable. Walking distance to base. 12-month lease with military clause to include base housing. Has stove & refrigerator. Pets under 20 lbs allowed with a \$350 pet deposit, \$250 non refundable. Pets must have prior approval by manager. E-mail: [stonegatepark@verizon.net](mailto:stonegatepark@verizon.net). Member SAAA.

**SUNSET**

1701 Sunset Drive  
949-9666

1 and 2 bedroom apartments. Laundry facilities, washer/dryer connections, all ovens are self-cleaning, 2 pools, fitness facilities, covered parking, fireplaces, ceiling fans, 6-month lease, tenant pays water, electric and cable, pets allowed (2 per apartment) with \$350 deposit per pet \$150 non refundable. Pets must be at least 9 month old and have current records showing age, weight and vaccinations are up to date due to move in. 3-month lease available for extra rent per month. A 2BR/2BA guest apartment is available for lease by residents at \$40 per night. E-mail address: [sunset@1stchoiceinc.com](mailto:sunset@1stchoiceinc.com). **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT.** Member SAAA.

**THE GROVE AT SAN ANGELO**

4225 South Jackson  
942-9870

College dorm type living in 2 and 3 bedroom apartment style. Gated community, fully furnished, spacious apartments, full kitchen, washer and dryer in each apartment, large private bedroom suite (lockable) with private bathroom, walk-in closet, high-speed internet, premium cable, parking spaces throughout, private mailbox, all utilities included (up to \$30/month for electric), application fee \$100. Pool, 24hr fitness center, library, computer center, game room, coffee bistro, clubhouse, tanning booths, outdoor grills and fire pits, volleyball and basketball courts, 24hr site maintenance. Pets allowed - \$250 fee & \$30 monthly.

**TUSCANY APARTMENTS**

1818 S. Lincoln  
942-8198

Efficiencies, 1 and 2 bedroom apartments. No deposit, but has \$75 administrative fee. Laundry facilities, 6-month lease. Application fee \$25. **One building allows pets**, \$300 non-refundable pet fee. E-mail address: [Tuscany@suddenlinkmail.com](mailto:Tuscany@suddenlinkmail.com).



**VILLAGE**

212B S. Fillmore  
949-3535

2 bedroom apartments. Laundry facilities, covered parking if available, basic cable and water paid, 6-month lease, approved pets under 40 pounds okay with a \$500 non refundable pet fee;. Military clause accepted.

**WELLINGTON**

4110 Wellington  
942-0783

1 and 2 bedroom apartments. Laundry facilities, fitness room, covered parking, jacuzzi, pool, W/D connections, fireplaces, patios, storage sheds. 12-month lease with military clause, extended cable & water paid, tenant pays electric. Pets less than 20 lbs full grown and under 16" allowed with a \$200 non-refundable pet fee and a \$250 pet deposit. Application fee \$35.00 plus \$100 administration fee. E-mail address: [wplace@hornbarlow.com](mailto:wplace@hornbarlow.com). Member SAAA.

**WILDEWOOD**

3410 Wildewood  
949-0327

1, 2, and 3 bedroom apartments. For all apartments there is a small water/sewer/trash fee. 3 laundry facilities, 2 outdoor pools, free extended cable. Pets allowed at 25 lbs maximum weight with \$150 pet deposit and \$150 pet fee. Pets must be 1 year of age, spayed or neutered and have up to date shot record. Leases are 6, 9, or 12 months. Application fee is \$25 per married couple or roommate. Complex is 6.5 miles from Goodfellow AFB. Member SAAA, TAA, and NAA.

**WILLOW RUN APARTMENTS**

555 Smith Blvd  
653-0821

Both furnished and unfurnished 1 and 2 bedroom apartments. Indoor-outdoor pool and spa with hot tub, sauna and fitness room, clubhouse, laundry facility, walk in closets. Minimum lease is 6 month, no application fee. Free extended cable TV, high speed internet cable available, all utilities paid except electric, 5 min from Goodfellow AFB. Quicksand 18 hole golf course across the street. **NO PETS**. Web site address is [www.willowrunapts.com](http://www.willowrunapts.com). E-mail address: [willowrun@suddenlink.net](mailto:willowrun@suddenlink.net). Member SAAA, TAA, NAA.

**WINDMILL PARK**

1929 Raney  
949-5235

1 and 2 bedroom apartments. 3 laundry facilities, pool, playground, 6-month lease. Application fee is \$25 (single) or \$35 (married with joint credit). Fifteen minutes from Goodfellow AFB. Undergoing major renovations. **RENTAL PARTNERSHIP PROGRAM PARTICIPANT. NO DEPOSIT & NO APPLICATION FEE WITH 12-MONTH LEASE & RENT PAID THROUGH ALLOTMENT. NO PETS.** Member SAAA.

.

## CHAPTER XVI

### STORAGE WAREHOUSES

AAA Self-Storage	4100 S. Chadbourne	651-6644
Abell Transfer & Storage	301 N. Magdalen	653-4547
Affordable Self-Storage	3901 Sherwood Way	223-8300
Angelo Mini Storage	4052 Arden Road	949-4653
Arrowhead Storage	19294 HWY 277 CHR	656-8809
A-South East Mini Storage	4475 S. Chadbourne	235-0098
B & K Storage	228 S. Bell St.	949-5575
Buick Street Storage	55 Buick Street	374-4042
Centurion Storage	3776 Arden Road	234-2768
Colonial Storage Centers	3120 Knickerbocker Road	949-1456
Cornerstone Storage	554 Smith Blvd/1976 W.Beauregard	486-9353
Freedom Mini-Warehouses	902 w. 29 <sup>th</sup> Street	277-6999
Grape Creek Self-Storage	8146 N. U.S. Hwy 87	659-4388
Green Meadow Storage	3115 Loop 306 Ste 114	944-0939
Guardian Storage	4972 Southland Blvd	223-5106
High View Moving & Storage	3915 Ben Ficklin	655-5976
Hill Mini-Warehouses	1006 Foster St	655-8959
Hunters Run Self Storage	4418 Southwest Blvd	944-3264
Lone Star Storage Center	6122 Sherwood Way	223-2266
Main Street Storage	317 N. Main	653-9701
Mayflower Transit Moving&Storage	3915 Ben Ficklin Road	655-5976
Northside Storage	2510 N. Chadbourne	656-9800
19 <sup>th</sup> St Mini-warehouses	963 W. 19 <sup>th</sup>	656-8102
Ray's Transfer & Storage	3915 Ben Ficklin Road	655-7996
Red Bluff Storage	34 Cielo Vista Plaza	949-5739
San Angelo Transfer & Storage	2015 Ben Ficklin Rd	655-6100
Sandpiper Storage	3310 N. Bryant Blvd	658-4897
San-Tex Self Storage	5629 Link Road	651-6611
Sonshine Mini-Warehouses	63 Guthrie	949-5442
South Jackson Street Storage	4309 Jackson Street	658-9323
Southland Mini-warehouses	2617 Southland Blvd	949-8998
Sunset Mini-warehouses	1639 Sunset Drive	944-3746
U-Haul Co	1330 S. Koenigheim	655-0595
Welch Transfer & Storage	203 W. Washington Drive	655-3751

## CHAPTER XVII

### MOTELS/HOTELS

#### **ANGELO INN**

313 E. Kearney Blvd  
Bldg 3305  
325-654-3332/3686 for reservations  
DSN: 477-3332/3686 for reservations  
Goodfellow AFB  
**12 Pet Suits available.**

#### **AMERICA'S BEST VALUE INN**

1601 S. Bryant Blvd U.S. 87  
325-653-1323  
800-800-8000  
**NO PETS.**

#### **ANGELS GUEST HOUSE**

121 E. Twohig  
325-486-0739  
**NO PETS.**

#### **BENCHMARK ROADWAY INN**

2505 W. Loop 306  
800-424-6423  
325-944-2578  
**PETS ALLOWED.**

#### **BEST WESTERN - SAN ANGELO**

3017 W. Loop 306  
325-223-1273  
800-9528-1234  
**PETS ALLOWED.**

#### **DAYS INN**

4613 S. Jackson  
325-658-6594  
800-325-2525  
**DOGS & CATS ALLOWED.**

#### **DUN BAR EAST**

1728 Pulliam  
325-653-3366  
800-628-2691  
**DOGS & CATS ALLOWED with deposit.**

#### **EL PATIO MOTOR INN**

1901 W. Beauregard  
325-655-5711  
800-677-7735  
**NO PETS.**

#### **ECONO LODGE INN SUITES**

4205 S. Bryant Blvd  
325-653-6966  
**PETS ALLOWED (extra \$10/day).**

#### **FAIRFIELD INN & SUITES**

1459 Knickerbocker Rd  
325-482-8400  
800-228-2800  
**NO PETS.**

#### **GRANDE MOTEL**

1117 N. Chadbourne  
325-653-2364  
**NO PETS.**

#### **HAMPTON INN**

2959 W. Loop 306  
325-942-9622  
800-426-7866  
**NO PETS.**

**HOWARD JOHNSON  
INN OF THE WEST**  
415 W. Beauregard  
325-653-2995  
800-528-1234  
**DOGS & CATS ALLOWED.**

**RAMADA LIMITED**  
2201 N. Bryant Blvd  
325-653-8442  
800-272-6232  
**DOGS & CATS ALLOWED (extra  
\$10/day).**

**INN OF THE CONCHOS**  
2021 N. Bryant Blvd.  
325-658-2811  
800-621-6041  
**DOGS & CATS ALLOWED.**

**SANDS MOTEL**  
2000 N. Chadbourne  
325-653-2369  
**NO PETS.**

**KNIGHTS INN**  
402 W. Beauregard  
325-653-1351  
**NO PETS**

**SAN ANGELO HOTEL  
CONFERENCE CENTER**  
441 Rio Concho Drive  
325-486-3300  
**NO PETS.**

**LA QUINTA INN**  
2307 Loop 306  
325-949-0515  
800-531-5900  
**SMALL PETS UNDER 30 LBS ALLOWED**

**STAYBRIDGE & SUITES**  
1355 Knickerbocker Rd  
325-653-1500  
800-527-1133  
**SMALL PETS (\$50-NON REFUNDABLE  
FEE)**

**MOTEL 6**  
311 N. Bryant Blvd.  
325-658-8061  
800-466-8356  
**DOGS & CATS ALLOWED.**

**SUPER 8**  
410 W. Avenue L.  
325-655-8101  
800-634-2599  
**NO PETS**

**PARK MOTEL**  
2819 N. Chadbourne  
325-653-3331  
**DOGS & CATS ALLOWED .**

## CHAPTER XVIII

### KENNELS

#### ANIMAL RANCH RESORT

7043 S. US Hwy 277  
651-0659

Mon - Fri 08:00 to 18:00 hrs.  
Sat 08:00 to 13:00 hrs. Sun 17:00 to 18:00  
hrs. Large outdoor play yards, kennels with  
A/C and heating. Military discount  
available upon request.

#### KICKERBOCKER RD ANIMAL HOSPITAL

3209 Knickerbocker  
944-9444

Mon - Fri 08:00 to 18:00 hrs.  
Boarding, indoor kennels with A/C.  
Military discount 10%

#### GREEN MEADOW VETERINARY HOSPITAL

3446 Green Meadow Drive  
224-2818

Mon - Fri 08:00 to 18:00 hrs. Sat 08:00 to  
12:00 hrs. A/C Kennels

#### HAVE A HEART BOARDING KENNELS

3825 E FM Hwy 2105 (10 minutes from  
Goodfellow)  
653-1625  
[www.haveaheartkennels.com](http://www.haveaheartkennels.com)

Mon - Fri 08:00 to 18:00 hrs. Sat 08:00 to  
12:00 hrs..  
Will work with military if hours are not  
convenient.  
Twenty-four hour a day care with vet on  
call  
All pets welcome - 40 foot runs - indoor &  
outdoor - bathing - dipping - nail clipping,  
runs heated & cooled. Military discount.

#### COUNTRY CLUB FOR DOGS

7441 S. Ratliff Road (5 miles south of  
Goodfellow)  
651-DOGS (3647)

Mon - Thurs 08:00 to 13:00 hrs and 15:00  
to 19:00 hrs. Fri 08:00 to 17:00 hrs. Sat  
08:00 to 12:00 hrs. Sun 16:00 to 19:00 hrs.  
1 mile south of County Club Road and 1  
mile west of US 277. This is a country  
club for dogs with 3 ½ shaded acres and  
surrounded with a 6' high fence. Has  
electric gate access that remains closed  
except when opened by vehicular traffic.  
Pet care professionals live on site.  
WEB: [www.countryclubfordogs.com](http://www.countryclubfordogs.com)

KELLEY'S KENNELS

1530 Fairview Rd (2 miles from base)  
651-6223

Mon - Fri 08:00 to 17:30 hrs. Sat 08:00 to 12:00 hrs.

Price is negotiable according to the number of pets and length of stay. Runs heated & cooled.

Obedience training available. Available after hours for emergencies.

PEOPLE FOR PETS

4018 Huntington Lane  
947-0909

Pet sitting service at your home. Fee is charged per visit. Also animal rescue.

PET CAMP

4066 Homestead Circle (3 miles from Goodfellow)  
651-8867

Mon - Fri 08:00 to 13:00 hrs. and 15:00 to 18:00 hrs. Sat 09:00 to 13:00 hrs. and 15:00 to 17:00 hrs..

Discounted rates for animals staying over one week or more than one pet.

Boarding, grooming, and obedience classes available.

THE DOG HOUSE

6329 Arden Road  
949-2194

Mon - Fri 07:30 to 17:30 hrs. Sat & Sun 09:00 to 10:00 hrs. & 16:30 to 17:30 hrs.

All breed grooming & boarding - all indoor boarding - heated & air conditioned kennels.

Military discount upon request.

10% discount over 7 days.

SAN ANGELO VETERINARY HOSPITAL

108 N. Milton (6 miles from Goodfellow)  
653-3301

Mon, Tues, Thurs, Fri 07:30 to 12:00 hrs and 13:00 to 18:00 hrs. Wed 08:00 to 12:00 hrs and 13:00 to 17:30 hrs.

Veterinary care while boarding. Indoor kennels with AC, 24 hr emergency service.

## CHAPTER XIX

### SAN ANGELO EDUCATION SYSTEM

The San Angelo Independent School District has a well established curriculum with a professional faculty geared toward your child's educational future. This district is comprised of twenty elementary schools, four junior high schools, two high schools, and two alternative schools. Provided for your information is a list of all SAISD campuses with their locations and phone numbers.

Requirements for enrollment: Parents taking their students to enroll in an SAISD campus should bring a copy of the student's birth certificate, copy of the student's social security card, the current immunization records, and proof of residence. It is helpful if there are copies of previous school records, but those will be requested from the previous school upon enrollment.

Pre-kindergarten, Kindergarten, or First grade students who have not attended school previously will not be admitted to San Angelo public schools unless their immunization records are up-to-date. Pre-kindergarten is only offered to students who are four years of age on or before September 1 of the current school year and meet one of two qualifiers either to language or income.

Immunizations: San Angelo Independent School District, in compliance with state regulations, would like to inform parents of students in the District, as well as surrounding areas, of the required vaccines for school attendance.

If a child was born on or after September 2, 1992, the following immunizations are required for enrollment in public schools:

Three (3) doses of Hepatitis B vaccine;

Four (4) doses of Diphtheria-Tetanus-Pertussis (DTP) or Diphtheria-Tetanus-Acellular Pertussis (DTAP), with one dose administered after the fourth (4<sup>th</sup>) birthday;

Three (3) doses of Polio vaccine, with one dose administered after the fourth (4<sup>th</sup>) birthday;

Two (2) doses of Measles, Mumps, and Rubella (MMR) vaccine, with one dose administered after the fourth (4<sup>th</sup>) birthday;

One (1) dose of Varicella vaccine, or note from parent or physician that child has had disease;

Three (3) doses of Haemophilus Influenzae type B (Hib)

For children born before September 2, 1992, the previously listed requirements are needed, with age-appropriate boosters of MMR, Td, and the inclusion of the Hepatitis B series. **Note: It is important to check with your pediatrician, health provider, or the local Health department to assure that immunization standards have been met.**



### Elementary Schedules

Half day Pre-kindergarten morning sessions are from 0740 to 1445.

Full-day kindergarten and grades one through six have classes from 0740 to 1500. \*

\* There are slight time variations on some elementary campuses.

### Junior High Schedules:

Glenn has classes from 0820 to 1555, Lee Junior has classes from 0815 to 1555.

Lincoln Junior has class from 0815 to 1550.

Report cards are issued every six weeks. Some grades issue informal interim progress reports in between the reporting periods.

.

### High School Schedules:

Central Freshman Campus, Central High School and Lake View High School have classes from 0745 to 1530.

The Texas Education Agency furnishes textbooks at no charge. However, parents are liable for any damages beyond normal fair wear and tear. Students are expected to keep the textbooks covered.

## **SAN ANGELO INDEPENDENT SCHOOL DISTRICT CAMPUSES**

Administration Building - 1621 University Ave, 76904	947-3700
For attendance zone information	947-3700
For curriculum questions	947-3838
For guidance services	947-3750
For Special Education	657-4055
For Gifted/Talented	947-3761

### **Elementary Schools:**

Alta Loma - 1700 N. Garfield, 76901	947-3914
Austin - 700 N. Van Buren	659-3636
Belaire - 700 Stephen, 76905	659-3639
Bonham - 4630 Southland, 76904	947-3917
Bowie - 3700 Forest Trail, 76904	947-3921
Bradford - 1202 East 22 <sup>nd</sup> , 76903	659-3645
Crockett - 2104 Johnson, 76904	947-3925
Fannin - 1702 Wilson, 76901	947-3930
Fort Concho - 310 E. Washington Drive, 76903	659-3654
Glenmore - 323 Penrose, 76903	659-3657
Goliad – 3902 Goliad, 76903	659-3660
Holiman - 1900 Ricks Drive, 76905	659-3663
Lamar- 3444 School House Road	947-3900
McGill - 201 Millspaugh, 76901	947-3934
Reagan - 1600 Volney, 76903	659-3666
San Jacinto - 800 Spaulding, 76903	659-3675
Santa Rita - 615 South Madison, 76901	659-3672

### **Middle Schools:**

Glenn - 2201 University, 76904	947-3841
Lee - 2500 Sherwood Way, 76901	947-3871
Lincoln – 255 E. 50th, 76903	659-3550

### **High Schools:**

Central Freshman Campus - 218 N. Oakes, 76903	659-3576
Central High - 100 Cottonwood, 76901	659-3400
Lake View - 900 East 43 <sup>rd</sup> , 76903	659-3500

***For additional information, contact the SAISD on the web at: <http://www.saisd.org>.  
On this web site you will receive extensive information on school boundaries, bus  
schedules, events, dress codes, etc.***

### Colleges in San Angelo

Angelo State University  
2601 W. Avenue N  
942-2041

American Commercial College  
177 Executive Drive  
942-6797

Howard College, San Angelo Campus  
3197 Executive Drive  
944-9585

High Schools	9 <sup>th</sup> Grade	Middle School	Elementary
Lakeview	Lakeview	Lincoln	Alta Loma Bradford Fannin Goliad Holiman Belaire
Central	Central Freshman Campus	Glenn	Bowie Crockett Ft. Concho Glenmore Lamar Austin Bonham McGill Reagan San Jacinto Santa Rita
		Lee	

## CHAPTER XX

### DAMAGES AND DEFECTS

Does your landlord have a duty to repair damages or defects in your apartment or rented house? Can you stop paying rent until the damages or defects are repaired? These questions and others are answered by 92.056-92.104, Texas Codes Annotated.

This law impacted the landlord's duty to repair rented housing reducing both the landlord's duty and the tenant's rights in this area.

Under this new law, a tenant can force a landlord to repair damages or defects only when all four of the following conditions have been met:

- (1) Written notice of the defect has been given.
- (2) All rent due has been paid in full.
- (3) The landlord has failed to attempt repairs after a reasonable period of time.
- (4) The damage or defect materially affects the "physical health or safety of the tenant."

When these conditions have been met, the law allows a tenant to either terminate the rental agreement or file a lawsuit against the landlord. However, an additional seven day's notice must be given before either or these remedies are used.

The new law prohibits a tenant from withholding rent when a landlord fails to make repairs. That is, as long as the tenant lives on the premises, the full rent must be paid.

The law also provides that if the damage or defect is insured then the landlord has no duty to begin repairs until the insurance money has been paid to the landlord. If the damage or defect is the fault of the tenant, the tenant's family or guests, the landlord has no duty to repair.

Any lawsuits by a tenant relating to a landlord's failure to make repairs must be filed in the district or county court and cannot be filed in the Justice of the Peace courts.

Consequently, most tenants will need to hire an attorney to represent them. When a lawsuit is filed, ALL attorneys' fees must be paid by the party who loses. As a result, anytime a tenant decides to file a lawsuit, there is a two-fold risk not only that the case may be lost but also that the tenant will have to pay the landlord's attorneys as well.

After you sign the lease, keep a copy for future reference. This document establishes the terms of the contract between you and the landlord and defines the responsibilities of

each. Reviewing these terms and responsibilities, in case of a disagreement, should help resolve any disputes.

Ensure your rent payments are current. Do not withhold your rent for any reason. You will be subject to eviction and liability for all future rents under your lease if you fail to pay your rent.

If any item needs to be repaired, inform the manager in writing and retain a copy. Be sure to date the notice. After a reasonable time has elapsed and you have not been satisfied, again notify the manager in writing.

You cannot be locked out of your apartment for failure to pay rent unless the landlord leaves a notice on the door where the key can be picked up at all hours, or unless the manager has obtained a court order.

Most rental agreements allow the landlord to enter and seize luxury items such as TVs, radios, cameras, sports equipment, and certain furniture. However, **it must be underlined in bold print to be valid.** Without this being stipulated in the lease, the manager would have to go to court to seize the property.

If the manager posts a bond with the Justice of the Peace court, it's possible for you to be evicted by the sheriff within seven days. If the landlord does not post bond, you cannot be evicted until after a hearing by the JP court. You must be given seven day's notice of the hearing, and you may represent yourself without having to hire a lawyer.

The landlord can sue and recover a judgment against you for the unpaid rent and attorney's fees (if the lease so provides). If you move prior to the termination of your lease, the manager has an obligation to try to relet the premises; if he does so, the amount of any court judgment against you must be reduced by whatever rent the landlord collects.

Charges for negligence, carelessness, accident or abuse can be deducted from your security deposit. Normal wear and tear cannot be deducted.

Charges for unpaid rent, late payment charges, returned check charges, missing furniture charges, missing or burned out light bulbs, unreturned keys, etc., can be deducted from your deposit.

A reasonable cost for cleaning (if you fail to properly clean prior to moving) can be deducted. Most leases have written cleaning instructions to follow.

Each deduction must be itemized and sent to you within 30 days after you move out. However, the manager is not obligated to send you this written information if you have not paid all of your rent or if you have not given him your forwarding address.

## CHAPTER XXI

### APARTMENT CLEANING TIPS

The key to getting your security deposit back when you vacate an apartment is to leave the dwelling as clean as it was when you moved in. You will not be penalized for normal wear and tear. However, if the manager has to clean your apartment, he loses valuable income. These tips for cleaning your apartment should help you recover your security deposit.

In order to adequately clean your apartment, you should plan on 6 to 12 hours of hard work after you have moved out all of your furniture. You will need rags, scouring powder, liquid cleaner, window cleaner, oven cleaner, a vacuum cleaner, cleaning buckets, scouring pads, and a chair, stool or small stepladder. If you have glued paper, plastic, or vinyl on the walls or windows, you will need acetone to remove the stickiness.

Holes in the walls should be filled with wall plaster or plastic wood (depending on whether the wall is plaster or wood). Special attention should be given to cleaning areas not normally viewed by people such as the top of door and window frames, corners, shelves, cupboards, closets, and ceilings. Everything you have put up should come down. The following are suggested guidelines, but you must use common sense when cleaning your apartment:

Walls, doors, and woodwork: Vacuum and clean with water and cleanser if soiled. Scrub doors, woodwork, and electric lights switch covers with cleanser and water.

Ceilings: Remove light gloves, replace burned-out bulbs, clean globes, and fixtures, and replace.

Windows: Vacuum and clean sills with cleaner and water. Clean glass with window cleaner.

Closets: Vacuum. Scrub shelves and hanger rods with cleaner and water.

Bathroom: Clean toilets, sink, and tub with scouring powder or soft cleanser. Remove hard water and soap build-up with a lime-dissolving product and soap scum remover. Walls, woodwork, and medicine cabinets should be cleaned.

Kitchen: Clean floors thoroughly. Scrub counters, cupboards, and shelves. Extra work may be needed on walls around stove and refrigerator.

Stove: Remove racks and pans inside oven/broiler and remove burners from top. Clean thoroughly inside and out with oven cleaner. Reassemble and check all burners. Clean floor under stove.

Refrigerator: Unless you have a frost-free refrigerator, unplug and defrost. Make sure melting ice does not overflow. Move away from wall and clean floor underneath refrigerator. Take out racks, food drawers, and clean thoroughly; dry and reassemble. Clean the exterior and set thermostat to a mid-dial setting.

Floors: Scrub tile floors with cleaner and water and let dry. Vacuum or use a dust mop on wood floors.

REMEMBER, IF THE  
APARTMENT IS NOT AS  
CLEAN AS WHEN YOU  
MOVED IN, SOMEONE  
ELSE WILL HAVE TO DO  
THE WORK AT YOUR  
EXPENSE.

## CHAPTER XXII

### RENTAL EQUIPMENT FOR YARD MAINTENANCE

1. If you choose to rent a house rather than an apartment, you will probably be responsible for lawn maintenance. Therefore, if you do not already own yard equipment, you may need to rent certain lawn/yard maintenance tools. The Equipment Rental Center provides equipment for a minimum charge. To inquire about renting lawn equipment, call ext 654-3254 or go in person to Bldg 736. The cost of equipment listed below is without gas and oil. No deposit is required for the equipment.

<u>ITEM</u>	<u>COST</u>
Lawn mowers	\$ 3.00 per hour \$10.00 per day
Rakes/hoes	\$1.00 per day
Spreaders (for seed/fertilizer)	\$1.00 per day
Hedge trimmer	\$4.00 per day
Weed eaters	\$2.00 per hour \$8.00 per day

2. We are providing this information so you can determine whether you would rather rent or purchase the equipment you need to properly maintain your yard. For additional rental items like camping and sporting equipment, call ext 654-3254.



## CHAPTER XXIII

### COMPLAINTS – OFF-BASE HOUSING

1. **OFF-BASE HOUSING LANDLORD/TENANT:** The Housing Assistance Section records, investigates, mediates all off-base housing complaints. This includes complaints registered by either the tenant or landlord. *ASSISTANCE RESOLVING TENANT/LANDLORD DISPUTES IS MORE SUCCESSFUL WHEN REQUESTED BEFORE A SITUATION BECOMES CRITICAL.* If you have a complaint concerning your off-base housing that cannot be resolved by you and/or your landlord, **IMMEDIATELY CONTACT THE HOUSING ASSISTANCE SECTION.** Complaint procedures are as follows:

- a. Because we are all human and subject to forget, **SUBMIT REQUESTED CORRECTIONS** such as leaks, heating, cooling, etc., **TO YOUR LANDLORD IN WRITING**, keeping a copy for your records. **REMEMBER** when reporting problems; be sure to **APPROACH THE LANDLORD WITH AN ATTITUDE OF COOPERATION.**
- b. Should a condition arise whereby a suitable agreement cannot be reached or should you fail to receive corrective action in a reasonable amount of time, register your complaint with the Housing Assistance Section. An investigation will be made in an effort to resolve the complaint through mediation.
- c. If the complaint cannot be resolved through mediation, referral action is taken, i.e. Base Legal, Commander/First Sergeant, etc.
- d. A last resort for resolution of your complaint is Small Claim Court.
- e. Base Legal: 654-3203, bldg 430.

2. **OFF-BASE HOUSING DISCRIMINATION COMPLAINTS:** The Civil Rights Act of 1866 and 1968 both prohibits discrimination in housing. The Air Force, under the Department of Defense, is fully committed to obtaining equal opportunity and treatment for all personnel seeking housing, regardless of race, color, sex, religion, national origin, handicap, or familial status. **REPORT ANY INDICATION TO THE HOUSING ASSISTANCE SECTION.**

- a. All complaints will be investigated by the Housing Assistance Section.
  - (1) If it is determined the investigation supports the charge of discrimination, the facility will be placed on a Restrictive Sanctions List.
  - (2) You will receive notification of the results of the investigation.
- b. Filing a complaint with the Housing Assistance Section does not prejudice your rights to also pursue remedies through other channels. (HUD, DOJ, Civil Court)

## CHAPTER XXIV

### STANDARDS OF CONDUCT IN OFF-BASE HOUSING

1. Every member of the military family is an ambassador for the whole service community. Your demeanor and actions should reflect that fact. You are expected to **EXTEND** the same **RESPECT TOWARD LOCAL CITIZENS AND THEIR PROPERTY** as is required while living on-base. At the tenant-landlord level, cooperation is not merely desirable, it is an absolute necessity. When military tenants do not cooperate, you not only hurt yourselves, but other military families who follow.

2. The following should be helpful in maintaining good tenant and landlord relationships thereby contributing to the continued enhancement of the **IMAGE OF MILITARY PERSONNEL** and their dependents in local communities:

- a. Payment of rents and other fees by the due date.
- b. Conservation of utilities
- c. Maintenance of the interior and exterior of dwellings in a high state of cleanliness.
- d. Control of children, visitors and pets.
- e. Avoidance of damage to private property, but when damage does occur, make necessary repairs or pay assessments promptly.
- f. Learning and abiding by all house rules, particularly in multiple dwelling units.
- g. Notifying the owner or manager promptly of needed repairs.
- h. Avoiding disturbance of your neighbors by loud and/or late evening noises.
- i. Reading and coming to an understanding of all the terms of the leasing agreement and abide by them.
- j. Giving required notification prior to terminating occupancy.
- k. **LEAVING THE FACILITY IN A CLEAN, UNDAMAGED CONDITION, READY FOR IMMEDIATE OCCUPANCY.** This should be done even if it is not spelled out in the leasing/rental agreement.
- l. Legal assistance is available from the Base Legal Office. Assistance should be requested if you have questions concerning leases and other allied papers.

## CHAPTER XXV

### LINKS TO OUTSIDE SITES

1. Hunt Family Housing – <https://goodfellowfamilyhousing.com/>  
(privatized housing)
2. Automated Housing Referral Network – <http://www.ahrn.com>  
(house rentals and some for sale by owner)
3. Airman and Family Readiness Center –  
<http://www.familysupportgoodfellow.org/index.php>  
(Spouse Preference, etc)
4. San Angelo Living Magazine –  
<http://www.display.sanangelostandtimes.com/SS/Page.aspx?sstarg=&facing=false&seid=48583&pagenum=1>  
(Good city source book)
5. American Classifieds – <https://www.american-classified.net/index.pjp?dat=cat0TX21098>  
(Used to be called Thrifty Nickle – classified ads only)
6. San Angelo Standard Times – <http://www.gosanangelo.com>  
(Local Newspaper)
7. San Angelo local information – <https://discoverourtown.com>
8. Goodfellow AFB paper – <https://goodfellow.af.mil/>  
(Base newspaper)
9. City of San Angelo – <http://www.sanangelo.org>  
(Web site of the city)
10. San Angelo Independent School District – <http://www.saisd.org>  
(Local school web site)
11. San Angelo Chamber of Commerce – <http://www.sanangelo.org>
12. Military Spouse Magazine – <http://www.milspouse.com>  
(magazine for military spouse)

Map of Goodfellow AFB –  
<http://www.familysupportgoodfellow.org/files/mini%20graphical2.pdf>